

categorization emphasizes typical residential densities of .1-.2 dwelling unit per acre and includes the county's ecologically significant areas. This very low density pattern provides reasonable use of the property and serves as a land use Best Management Practice (BMP) to manage, in conjunction with stormwater management facilities (structural BMPs), the quality of water which ultimately enters into the Occoquan Reservoir and the Chesapeake Bay. In addition to water quality benefits, very low density residential development preserves large lot development opportunities and assures compatibility with the character of the existing residential development. Both the Occoquan and Difficult Run EQCs contain environmentally sensitive natural and cultural resources necessitating strong protection measures.

IMPLEMENTATION OF THE FAIRFAX CENTER PLAN

Philosophy

The implementation philosophy for the Fairfax Center Area is that a higher quality of life will result from an incentive-based rather than solely a control-based process. Only by encouraging the highest quality development with the necessary public and private support systems can the full potential of the area be attained while preserving its natural systems, historic character, and special qualities. Homes can be located within walking distance of work; energy-efficient and solar design principles that lessen demand for purchased energy can be incorporated into all projects; transportation alternatives can be emphasized; the environmental issues can be addressed in a strong, positive manner; and the entire area can provide a mixed-use focal point for Fairfax County. The Fairfax Center Area should maintain an appropriate balance between residential and employment uses and be substantial enough in size and density to support efficiencies in transportation and public facilities and the provision of substantial amenities that are in the public interest.

The intent of the Fairfax Center Area implementation component is to create a complementary relationship between existing minimum ordinance and regulation requirements, and well-defined provisions for increased intensity. The provisions consist of a set of measures designed to accommodate development and to provide desired amenities.

Implementation

In order for the Fairfax Center Area Plan to be brought to fruition, an incentive-based implementation strategy has been adopted. Under this strategy, both the county and the developer benefit - one through the provision of public amenities, public facilities and infrastructure improvements, and the other through an increase in allowable intensity of development. In a control-based system, where benefits expected from developers are more rigidly defined, the opportunity for this exchange is lessened. The implementation component of the Plan is based upon a density/intensity incentive concept with the understanding that this approach creates a forum for flexibility, compromise and mutually beneficial development solutions. Under this concept, in order to obtain more intense uses and greater densities, applicants must provide facilities and amenities commensurate with those more intense uses and increased densities. This concept makes more intense uses and greater densities dependent upon the applicant providing facilities and amenities of an increasingly significant nature designed to mitigate the impact of that intensity.

The county should take maximum advantage of its planned development zoning classifications. The P districts, whether Planned Development Commercial (PDC) or Planned Development Housing (PDH), are sufficiently flexible to accommodate the major goals of the Plan. In a PDC district, commercial uses (including office and retail) are primary. Mixed-use can be accomplished by the

inclusion of suitable secondary uses (which may include housing). In a PDH, residential use is primary. Secondary uses that serve and enhance the residential use are permitted at graduated levels related to residential density. These secondary uses are primarily designed to be support commercial in nature.

Within the Fairfax Center Area, individual ownership holdings range from less than one acre up to several hundred acres. In order to develop the land to its fullest potential, development parcels of sufficient size for quality development must be aggregated. This may be accomplished either by purchase or by joint development among groups of land owners.

The county will have responsibility for overseeing the funding of the public infrastructure elements of the adopted Plan. It is incumbent upon the county to determine the most realistically achievable method of financing these public/private sector improvements - be it through private, self-taxing associations, a schedule of prepayment of taxes, state/local revenue sharing, or any other feasible method.

Method

The key implementation component for the Fairfax Center Area Plan is based on a system of development intensity levels related to the provision of development elements. There are three levels of development intensity within the Fairfax Center Area.

The baseline level is the lowest level of development intensity. This option is based on the Comprehensive Plan that existed prior to the Fairfax Center Area Study conducted between 1980 and 1982 with certain modifications in open space and other key land use assignments.

The intermediate level offers a level of guidance for performance in terms of controls/incentives above the baseline level yet less than the overlay level. The intermediate level of intensity is provided as a single reference point from which the county can determine more finite intermediate level development intensity on a case-by-case basis.

The overlay level is the highest level of development intensity. This option offers maximum guidance for performance in terms of controls/incentives, and thereby offers the highest intensity with commensurate quality. The overlay level is the preferred land use recommendation for parcels within the Fairfax Center Area.

The intent of defining these different development levels is two-fold: first, it allows more flexibility for development to respond to changing market conditions and second, it offers a framework for quality control mechanisms to be used. The overlay level is a Plan implementation tool that attaches progressively more detailed development elements (as quality controls) to progressively greater development intensity levels (quantity incentives above a baseline).

Development Elements

Any development allowed above the baseline level must result in a proportional development quality increase through the provision of essential infrastructure and desired amenities. These two quality measures are referred to as development elements. Development elements are defined as those factors which serve to:

- Ensure that the anticipated impacts of proposed development will be accommodated in a satisfactory manner; and

- Provide desirable amenities that will contribute significantly to the quality of the development and surrounding area in a manner that achieves the objectives envisioned for the Fairfax Center Area.

Three categories of development elements have been identified:

- Basic development elements represent a minimum standard that the developer is expected to satisfy before proceeding to develop.
- Minor development elements represent the provision of additional infrastructure and desired amenities above the basic elements to ensure a proportional increase in the quality of development that corresponds to the increased intensity of the proposed development.
- Major development elements represent the provision of additional infrastructure and desired amenities above the basic and minor development elements to ensure a proportional increase in the quality of development that corresponds to the increased intensity of the proposed development.

The development elements are related, respectively, to the transportation, environment and public facilities systems that serve to reinforce and define the area.

Process

To develop within a specific intensity level, an applicant must agree to provide a number of development elements as set forth below for each level.

The general guidelines for use by the county in evaluating the number of elements necessary for the desired intensity level are as follows:

1. **Baseline Level Requirements.** The applicant shall submit to the county a proposal for development that fulfills all applicable basic elements.
2. **Intermediate Level Requirements.** The applicant has the option to apply for the intermediate level as specified in the land use summary charts. To qualify for the intermediate level, the applicant shall submit to the county a proposal for development fulfilling at least:
 - a. All applicable basic elements; plus
 - b. All applicable minor transportation elements relating to highway improvements (rights-of-way dedication and highway construction) and ridesharing programs; plus
 - c. All essential elements; plus
 - d. The element relating to low/moderate-income housing. If the Affordable Dwelling Unit ordinance (ADU) is applicable, then the applicant shall satisfy this element by complying with the ADU requirements as stated in the Zoning Ordinance (Article 2, Part 8). If the ADU ordinance is not applicable, then the applicant shall satisfy

this element through a contribution to the Housing Trust Fund in the amount equivalent to one-half of the amount specified in the formula cited below under the heading "Minor Development Elements, Low/moderate-income housing;" plus

- e. The inclusion of either of the following:
 - three-fourths of the applicable minor elements, or
 - one-half of the applicable minor elements plus one-fourth of the applicable major elements.
3. **Overlay Level Requirements.** The applicant has the option to apply for the overlay level as specified in the land unit summary charts. To qualify for the overlay level, the applicant shall submit to the county a proposal for development fulfilling at least:
 - a. All applicable basic elements; plus
 - b. All transportation elements relating to highway improvements (rights-of-way dedication, highway construction, and off-site roadway contributions) and ridesharing programs; plus
 - c. All essential elements; plus
 - d. The element relating to low/moderate-income housing. If the Affordable Dwelling Unit ordinance (ADU) is applicable, then the applicant shall satisfy this element by complying with the ADU requirements as stated in the Zoning Ordinance (Article 2, Part 8). If the ADU ordinance is not applicable, then the applicant shall satisfy this element through a contribution to the Housing Trust Fund in the amount equivalent to one-half of the amount specified in the formula cited below under the heading "Minor Development Elements, Low/moderate-income housing;" plus
 - e. The inclusion of either of the following:
 - three-fourths of the applicable minor elements and one-half of the applicable major elements, or
 - the inclusion of all applicable minor elements and one-third of the major elements.

The county also uses performance criteria to evaluate development plans for the Fairfax Center Area. These criteria can be found at the end of the Plan text for Fairfax Center under the heading "USE SPECIFIC PERFORMANCE CRITERIA".

Relationship of Development Levels to the Development Elements

Presented below are general guidelines for use by the county in evaluating the number of development elements required based on the intensity level desired by the applicant. Based on an initial review of the proposal and its location, the county will identify those development elements that are considered essential if the development proposal is to fulfill the desired objectives of the Fairfax Center Area. The county will also determine those applicable minor or major elements that are essential for the applicant to implement. The remaining applicable elements can be selected at the discretion of the applicant to satisfy the requirements for either the intermediate level or the

overlay level. The county shall determine the development elements applicable to each individual case from the following categories.

Basic Development Elements

1. Area-Wide Basic Development Elements

a. Transportation System

- **Roadways.** To satisfy the existing and planned traffic demands anticipated within the Fairfax Center Area. The individual elements include:
 - minor street dedication and construction
 - major street right-of-way dedication
- **Transit.** To provide a balanced transportation network within the Fairfax Center Area and encourage the use of transit as an alternative form of transportation. The individual elements include:
 - bus loading zones with necessary signs and pavement; bus pull-off lanes
 - nonmotorized access to bus or rail transit stations
 - land dedication for transit stations and commuter parking lots
- **Nonmotorized Transportation.** To provide a coordinated nonmotorized network integrated into the overall transportation system to serve commuting, shopping and recreational uses. The individual elements include:
 - walkways for pedestrians
 - bikeways for cyclists
 - secure bicycle parking facilities

b. Environmental Systems

- **Environmental Quality Corridors (EQCs).** To ensure conservation of ecological resources and protection of environmentally sensitive land. This open space system includes stream valleys and wildlife habitats that are preserved for passive enjoyment. The individual elements include:
 - preservation of EQCs as public or private open space
- **Stormwater Management (Best Management Practices).** To ensure effective control of water quantity and quality and thus protect downstream properties from potential flooding and minimize the impact of the nonpoint source stormwater runoff on existing ambient conditions. The individual elements include:
 - stormwater detention/retention
 - grassy swales/vegetative filter areas

- Preservation of Natural Features. To ensure protection of additional natural features which are not included in EQCs. This will supplement EQCs to form a continuous open space system throughout the county for aesthetic value, air quality improvement or noise impact mitigation. The individual elements include:
 - preservation of quality vegetation
 - preservation of natural landforms
 - minimization of site disturbance as a result of clearing or grading limits
 - Other Environmental Quality Improvements. To address those environmental elements not listed above to ensure high quality of the overall environment. The individual elements include:
 - mitigation of highway-related noise impacts
 - siting roads and buildings for increased energy conservation (including solar access)
 - Landscaping. To provide high quality landscaped developments and appropriate screening and buffering of uses:
 - landscaping within street rights-of-way
 - additional landscaping of the development site where appropriate
 - provision of additional screening and buffering
- c. Provision of Public Facilities
- Park Dedications. To facilitate the implementation of the county's plan for stream valley parks:
 - dedication of stream valley parks in accordance with Fairfax County Park Authority policy
 - Public Facility Site Dedications. To ensure acquisition of appropriate sites for public facilities:
 - schools
 - police/fire facilities
- d. Land Use/Site Planning
- Considerations. To ensure good site planning satisfying the following on-site and off-site considerations:
 - coordinated pedestrian and vehicle circulation systems
 - transportation and sewer infrastructure construction phased to development construction
 - appropriate transitional land uses to minimize the potential impact on the adjacent sites
 - preservation of significant historic resources

e. Detailed Design

- Site Entry Zone. To provide the first introduction to the development and to facilitate direct, safe movements by using the following elements:
 - signs
 - planting
 - lighting
 - screened surface parking
- Street Furnishings. To ensure quality development by using:
 - properly designed elements such as lighting, signs, trash receptacles, etc.

Minor Development Elements

1. Area-Wide Minor Development Elements

a. Transportation Systems

- Roadways. To satisfy the existing and planned traffic demands anticipated within the Fairfax Center Area:
 - major roadway construction of immediately needed portions (prorated costs based upon number of peak-hour auto trips generated per site)
 - signs
- Transit. To provide a balanced transportation network within the Fairfax Center Area and encourage the use of transit alternatives:
 - bus shelters
 - commuter parking
- Nonmotorized Transportation
 - pedestrian activated signals
 - bicycle support facilities (showers, lockers)
- Transportation Strategies. To reduce automobile use with necessary transportation strategies:
 - ridesharing programs
 - subsidized transit passes for employees

b. Environmental Systems

- Increased Open Space. To encourage expansion of EQCs beyond the minimum stream valley components by incorporating adjacent areas with natural features worthy of protection and to encourage increased on-site open space compliance with these elements shall be at least 50 percent above minimum requirements.
 - non-stream valley habitat EQCs
 - increased on-site open space

- Protection of Ground Water Resources. To ensure the quality of ground water resources in the county and to avoid excessive well draw-down:
 - protection of aquifer recharge areas
- Stormwater Management (BMP). To ensure effective water quality control and minimize the impact of the nonpoint source stormwater runoff pollution:
 - control of off-site flows
 - storage capacity in excess of design storm requirements
- Energy Conservation. To maximize the benefits of energy conservation through sensitive site planning and design:
 - provision of energy conscious site plan
- c. Provision of Public Facilities
 - Park Dedications. To facilitate the implementation of the county's plan for neighborhood parks:
 - dedication of parkland suitable for a neighborhood park
 - Public Facility Site Dedications. To ensure acquisition of appropriate sites for public facilities:
 - libraries
 - community centers
 - government offices/facilities
- d. Land Use/Site Planning
 - Parcel consolidation to facilitate good site design and coordinated access
 - Low/moderate-income housing. If the Affordable Dwelling Unit ordinance (ADU) is applicable, then the applicant shall satisfy this element by complying with the ADU requirements as stated in the Zoning Ordinance (Article 2, Part 8). If the ADU ordinance is not applicable, then the applicant shall contribute to the county's low- and moderate-income housing goals. This shall be accomplished by providing either 12.5 percent of the total number of units to the Fairfax County Redevelopment Housing Authority, land adequate for an equal number of units or a contribution to the Fairfax County Housing Trust Fund in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority.
 - Mixed-use Plan. To ensure the full utilization of the site:
 - commitment to construction of all phases in mixed-use plans
 - 24-hour use activity cycle encouraged through proper land use mix (such as a mix of hotels, restaurants, theaters/entertainment uses, and residential and office/institutional uses in a mixed-use development)
 - provision of developed recreation area or facilities

e. Detailed Design

- Building Entry Zone. To enhance the impression and identity of the building or building group by integrated design and architecturally compatible use of the following elements:
 - signs
 - special planting
 - lighting
- Structures. To encourage creative architectural design:
 - architectural design that complements the site and adjacent developments
 - use of energy conservation techniques
- Parking. To provide well-located, well-landscaped, safe parking areas:
 - planting - above ordinance requirements
 - lighting
- Other Considerations. To ensure overall design quality by providing the following elements:
 - street furnishings such as seating, drinking fountains
 - provision of minor plazas

Major Development Elements

1. Area-Wide Major Development Elements

a. Transportation Systems

- Roadways
 - contribution towards major roadway improvements projected to be needed in the future.
 - construct and/or contribute to major roadway improvements
 - traffic signals as required by VDOT
- Transit. To provide a balanced transportation network within the Fairfax Center Area and encourage the use of transit alternatives:
 - bus or rail transit station parking lots
- Transportation Strategies. To reduce automobile use with necessary transportation strategies:
 - local shuttle services
 - parking fees

- Nonmotorized Circulation. To permit nonmotorized crossings of high volume roadways:
 - grade separated road crossings
- b. Environmental Systems
 - Innovative Techniques. To encourage innovative techniques exceeding the requirements for the baseline level in the areas of stormwater management, habitat enhancement, restoration of degraded environments, and air and noise pollution control.
- c. Provision of Public Facilities
 - Park Dedications. To facilitate the implementation of the county's plan for parks which meet community and countywide needs:
 - Community Parks
 - County Parks
 - Historic and Archaeological Parks
 - Public Indoor or Outdoor Activity Spaces. To provide convenient public indoor and outdoor activity spaces for county residents:
 - health clubs
 - auditoriums/theaters
 - athletic fields/major active recreation facilities
- d. Site Planning and Design
 - Extraordinary Innovation
 - site design
 - energy conservation
 - Detailed Site Design
 - structured parking with appropriate landscaping
 - major plazas
 - street furnishings to include structures (special planters, trellises, etc.), kiosks, covered pedestrian areas (arcades, shelters, etc.), water features/pools, ornamental fountains, and special surface treatments
 - landscaping of major public spaces